012.0	0003	0011.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,301,600 / 1,301,600
					USE VALUE: 1,301,600 / 1,301,600
					ASSESSED: 1,301,600 / 1,301,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		ELIOT PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RECUPERO CASEY B & MEGAN L	
Owner 2:		
Owner 3:		
Street 1:	71 ELIOT PARK	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	MCKILLOP ALEXANDER/TRS/ANN D. -
Owner 2:	TRS/A DOREEN MCKILLOP TR -
Street 1:	71 ELIOT PARK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,126 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Wood Shingle Exterior and 3050 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10126.000	678,100	8,300	615,200	1,301,600
Total Card	0.232	678,100	8,300	615,200	1,301,600
Total Parcel	0.232	678,100	8,300	615,200	1,301,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.75 | /Parcel: 426.7

Legal Description

User Acct 9582

GIS Ref

GIS Ref

Insp Date 12/16/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 012.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	677,000	8300	10,126.	615,200	1,300,500	1,300,500	Year End Roll	12/18/2019
2019	101	FV	495,600	8900	10,126.	796,200	1,300,700	1,300,700	Year End Roll	1/3/2019
2018	101	FV	493,200	8900	10,126.	506,600	1,008,700	1,008,700	Year End Roll	12/20/2017
2017	101	FV	493,200	8900	10,126.	463,200	965,300	965,300	Year End Roll	1/3/2017
2016	101	FV	493,200	8900	10,126.	376,400	878,500	878,500	Year End	1/4/2016
2015	101	FV	449,000	9300	10,126.	376,400	834,700	834,700	Year End Roll	12/11/2014
2014	101	FV	340,800	9300	10,126.	343,100	693,200	693,200	Year End Roll	12/16/2013
2013	101	FV	340,800	9300	10,126.	326,400	676,500	676,500		12/13/2012

!1200!

PRINT

Date	Time
12/10/20	16:51:43

LAST REV

Date	Time
03/10/20	08:46:39

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1200

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKILLOP ALEXAN	1454-120		6/19/2014		912,000	No	No		
MCKILLOP ALEXAN	1335-43		3/30/2007	Family	1	No	No		
BEAN RANDALL B-	1323-37		7/12/2006		825,000	No	No		
	1068-112		4/1/1990		290,000	No	No		Y

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2019	2006	Redo Bat	17,800	C				
4/1/2015	275	Renovate	47,800					Widen opening betw
11/29/2011	1558	Manual	2,777					insulation
12/5/2007	1123	Re-Roof	3,250	C				
7/6/2000	553	Addition	60,000	C				DORMER OVER GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	BS	Barbara S
5/26/2015	Permit Insp	PC	PHIL C
2/2/2009	Meas/Inspect	294	PATRIOT
11/14/2006	MLS	MM	Mary M
8/17/2001	Permit Visit	PM	Peter M
3/31/2000	Inspected	264	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	263	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10126		Sq. Ft.	Site		0	85.	0.71	2									615,210						615,200	

Total AC/HA: 0.23246 | Total SF/SM: 10126 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 615,210 | Spl Credit | Total: 615,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16219509
Const Adj.:	1.05197406
Adj $ / SQ:	165.051
Other Features:	109070
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	710811
Depreciation:	32697
Depreciated Total:	678113

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

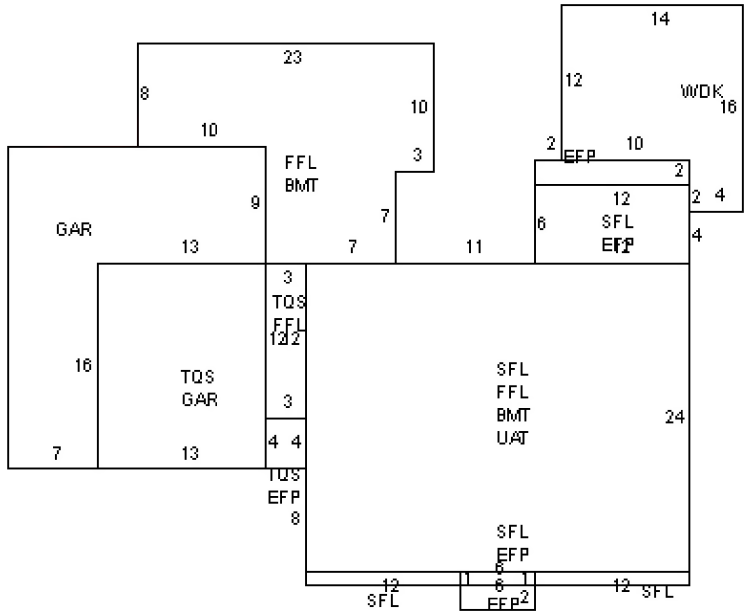
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	199.71
Special Features:	0	Val/Su Net:	167.85
Final Total:	678100	Val/Su SzAd	330.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,036	165.050	170,993
BMT	Basement	1,000	108.930	108,934
SFL	Second Floor	822	165.050	135,672
GAR	Garage	500	21.040	10,520
TQS	3/4 Story	192	165.050	31,690
WDK	Deck	184	12.030	2,213
UAT	Upper Attic	180	66.020	11,884
EFP	Enclos Porch	126	51.370	6,473
	Net Sketched Area:	4,040	Total:	478,379
Size Ad	2050	Gross Are	4644	FinArea 3050

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						
22	Wood Deck	D	Y	1	19X111	A	FR	1980	6.47	T	39	101			8,300			8,300

More:	N	Total Yard Items:	8,300	Total Special Featues:		Total:	8,300